



Local Government Act 1972
Whalley Parish Council
Planning Committee Meeting

Members of the Council, you are summoned to a Meeting of the Parish Council to be held on Thursday 20th February 2025 in the Calder Room, Whalley Old Grammar School at 7.00pm

Signed: *EKHaworth*

Liz Haworth - Clerk & Responsible Finance Officer

Minutes

Agenda items should be submitted to the Clerk seven clear days before the meeting.

The Clerk will forward Councillors, all relevant information and supporting documents, 3 clear days before the meeting.

1.	Attendance & Apologies	
	Present: Cllr Ball, Cllr Highton, Cllr Mirfin, Cllr Threlfall (Chairman), Cllr Vickers. Apologies: Cllr Allen, Cllr Smith. In attendance: Liz Haworth (Clerk), 3 members of the public.	185/25
2.	Declaration of Interests	
	There were no declarations of disclosable pecuniary, other registrable and non-registrable interests in items for discussion on the agenda.	186/25
3.	To Approve the Minutes of the Previous Meeting	
	It was resolved to approve and confirm the accuracy of the Minutes of the meeting held on Thursday 16 th January 2025.	187/25
4.	To review and consider the Planning applications received since January 2025 meeting.	
	Planning Applications received for consideration attached. Public Participation at the discretion of the Chairman (5 mins per person)	188/25

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0015 Received : 08/01/2025 Registered : 14/01/2025	1 Waters Edge Whalley BB7 9UF Applications for full consent Proposed two-storey side extension with single storey link to the garage, single storey extension to the rear and alterations..	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37110 Noted.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2024/0834 Received : 09/10/2024 Registered : 13/01/2025	69 King Street Whalley BB7 9SW Applications for full consent Proposed conversion of an existing retail unit with accommodation at first floor over into a boutique hotel with restaurant including three-storey extension to side, two and three storey extensions to rear, building up and extension of existing rear outriggers with addition of windows and rooflights, roof terraces, new flue above ridge level, new bin store to side, new boundary treatment to side and rear and use of land to front and side for outdoor dining.	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/36886 Emailed to WPC for Consultation WPC to object, over massing on site -not in keeping with village- overwhelming overshadowing presence, extension doesn't fit with surroundings in the conservation area, retain character and architecture of this significant building, insufficient parking, concerns over nighttime economy
3/2024/1016 Received : 13/12/2024 Registered : 03/02/2025	1 to 7 The Picture House George Street Whalley BB7 9TH Applications for full consent Regularisation of works including extension to rear ground floor to include internal secure residents cycle store with roller shutter door; re-instate rear boundary wall to 0.74m high; alterations to rear external staircases; upvc windows and doors to front, side and rear; aluminium windows to the front dormer; screening feature to the rear balconies; ground floor bin store; central cladding to front dormer window on third floor; rooflights; external lighting scheme to rear and two electric charging points.	Kathryn Hughes	https://webportal.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2024%2F1016 Emailed to WPC for Consultation WPC to object to regularisation of works, applicant should maintain standards of the conservation area, materials should be as approved and adhere to the original planning application.
3/2025/0019 Received : 10/01/2025 Registered : 17/01/2025 Committee : 24/01/2025	99 King Street Whalley BB7 9SW Application for tree works in a conservation area Fell and remove nine conifers (G1).	Alex Shutt	https://webportal.ribblevalley.gov.uk/planningApplication/37114 For Information Only
3/2025/0037 Received : 21/01/2025 Registered : 24/01/2025	Land on the east side of Clerk Hill Road just to the south of the access to Whalley Golf Club Whalley Agricultural determination Prior notification of proposed agricultural storage building 18.28m long, 12.19m wide, 5.44m high to ridge, 3.65m high to eaves. Refused by RVBC 14/2/2025	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37132 Noted.

Planning App	Location/Proposal	Plan Officer	Comments /Link
3/2025/0074 Received : 30/01/2025 Registered : 04/02/2025	Land adjacent to 4a Wiswell Lane Whalley BB7 9AF Certificate of Lawfulness – Existing Certificate of lawfulness for existing dwellinghouse and associated curtilage (garden, driveway and areas of hardstanding).	Stephen Kilmartin	https://webportal.ribblevalley.gov.uk/planningApplication/37169 WPC object and seek a formal application for the dwelling house.
3/2025/0082 Received : 03/02/2025 Registered : 07/02/2025	10 Deer Park Crescent Whalley BB7 9XH Prior notification for a larger home extension. Proposed single storey rear extension with a flat roof. Length 6.2m, max height 3.0m, height at eaves 2.6m.	Emily Pickup	https://webportal.ribblevalley.gov.uk/planningApplication/37177 WPC object – over massing on site.

5.	Reports/Updates/Other	
	<p>Items arisen re planning / correspondence received since the last meeting.</p> <ul style="list-style-type: none"> RVBC Notification of Appeal, APP/T2350/C/24/3355797and APP/T2350/W/24/3355795, Salvage House Unit 5B Abbey Works King Street Whalley BB7 9SP - noted LCC Response D3/2024/0834 - 69 King Street Whalley - noted RVBC Temporary Structure - Woodland Healing, Lamb Roe, Clitheroe, BB7 9AQ- to observe New application –For Information- No details available at time of agenda. 3/2025/0100 Land at The Eagle at Barrow Clitheroe Road Whalley BB7 9AQ Proposed hotel development (use class C1) with associated parking and landscaping - noted 	<p>189/25</p> <p>190/25 191/25</p> <p>192/25</p>
6.	Next Meeting Dates	
	It was resolved to approve the date of the next meeting on Thursday 20 th March 2025 at 7pm at Whalley Old Grammar School.	193/25

Meeting Closed at 7.30pm

Signed by Chairman:

Cllr John Threlfall

Date: